

**MINUTES  
CITY OF ST. CHARLES, IL  
PLANNING AND DEVELOPMENT COMMITTEE  
MONDAY, SEPTEMBER 9, 2019 7:00 P.M.**

**Members Present:** Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Vitek, Pietryla, Bessner, Lewis

**Members Absent:** None

**Others Present:** Mayor Rogina, Mark Koenen; City Administrator, Rita Tungare; Director of Community & Economic Development, Russell Colby; Community Development Division Manager, Ellen Johnson; City Planner, Monica Hawk; Development Engineer, Rachel Hitzemann; Planner, Mark LaChappell; Building & Code Enforcement Division Supervisor, Bob Vann; Building & Code Enforcement Manager

**1. CALL TO ORDER**

The meeting was convened by Chair Payleitner at 7:00 P.M.

**2. ROLL CALLED**

Roll was called:

Present: Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Pietryla, Vitek, Bessner, Lewis

Absent: None.

**3. OMNIBUS VOTE-None.**

**4. COMMUNITY & ECONOMIC DEVELOPMENT**

- a. Plan Commission recommendation to approve a Minor Subdivision Final Plat for RTM Fox River LLC Subdivision.

Ms. Johnson presented the Executive Summary posted in the meeting packet. She noted that the applicant is aware and agreeable to all staff comments and will work to that resolution prior to City Council approval.

**Aldr. Bessner made a motion to approve a Minor Subdivision Final Plat for RTM Fox River LLC Subdivision. Seconded by Aldr. Silkaitis. Approved unanimously by voice vote. Motion carried 9-0.**

- b. Recommendation to approve a Redevelopment Agreement with STC Arcada, LLC regarding George's building, 107-109 E. Main St.

Ms. Tungare presented the Executive Summary posted in the meeting packet. She noted that thus far staff has not received any alternate proposals. In terms of final City Council for the Redevelopment Agreement staff will need a little time to work through the exhibits and fine tune details and anticipates this item coming back before City Council on October 7, 2019.

Aldr. Turner asked if there would be added restrooms on both the 1<sup>st</sup> and 2<sup>nd</sup> floors. Ms. Tungare said that is correct.

Aldr. Lemke asked if there is a connection between the Arcada and Georges on both the 2<sup>nd</sup> and 1<sup>st</sup> floors. Mr. Hurst said all 3 floors including the basement as well; we will eliminate the staircase that's currently in George's on the 1<sup>st</sup> and 2<sup>nd</sup> floor. Aldr. Lemke asked about the water issues in George's basement and asked if they are making plans accordingly in regard to drainage. Mr. Hurst said there is also water in the Arcada as well as fire proofing issues in the basement, but they will be damp proofing.

Aldr. Stellato said this exactly what we wanted. Chair Payleitner added; “and then some”.

Aldr. Lewis said she’d like the name to stay George’s. She asked if the restaurant would stand on its own or would it complement the Arcada. Mr. Hurst said a restaurant and piano bar in George’s and a dessert café where Gordy’s was, both to complement the Arcada. Aldr. Lewis said it sounds perfect.

**Aldr. Stellato made a motion to approve a Redevelopment Agreement with STC Arcada, LLC regarding George’s building, 107-109 E. Main St. Seconded by Silkaitis. Approved unanimously by voice vote. Motion carried 9-0.**

- c. Presentation of Plan Commission recommendations regarding Comprehensive Plan update for Downtown, north of Main Street (East Side Study Area).

Mr. Colby presented the Executive Summary posted in the meeting packet and showed a PowerPoint presentation which included background information, draft Comprehensive Plan amendment and reference information.

Aldr. Vitek asked how preserving city hall is defined; because preserving city hall can still mean redeveloping city hall. Mr. Colby said based on feedback from the open house, comments were specific to the physical buildings; preserving those structures as being iconic within the downtown and recognizing they have historic preservation status and preserving them is valuable. He doesn’t think the comments were specifically for the use of the buildings.

Aldr. Silkaitis said he could not go along with eliminating the parking to the north of City Hall to do the redevelopment, unless another parking location is found and he doesn’t mean 2-3 blocks away. We’re going to need more parking not less, he knows a parking deck was talked about, but that needs to happen first, the little parking lot in front of city hall is not going to do it; that’s his main concern with the plan. Mr. Colby said he thinks it’s going to be a challenge as to how it would be phased; any plan proposed that will utilize this public parking will need to analyse the parking supply to be sure its adequate for what’s being proposed and the existing usage. Aldr. Silkaitis stated that as far as he knows there is not currently any money in the budget for a parking deck; that’d be another expense to budget for in the future; which would be substantial.

Aldr. Lemke said between Riverside and 2<sup>nd</sup> Ave. north of the landmarks; he could see the possibility for deck parking there, and if it were associated with the mixed-use residential, he can see that. He agrees with Aldr. Silkaitis regarding the parking; and he discourages, without having some better alternative, removing the parking immediately behind city hall.

Aldr. Turner said overall it’s a good idea and if a developer would come along with his own money and had a viable plan to present to us, east or west of the river, he’d look at it; but at this point he would not commit the tax payers money until First St. is done, the TIF is paid off and the TIF has paid back the city for all the money that it was borrowed by the general fund. We don’t want to 2 projects fighting each other.

Aldr. Lewis said she goes along with what the Historic Commission proposes for the old police station, not to rush to tear it down, but to see if it could be incorporated into to some sort of a development plan. She’s knows we don’t like to maintain empty buildings and she’s not sure the cost to do so, or if there’s a temporary use for it, but she thinks it could have some value and will one day be a historic building.

Aldr. Bessner asked if everyone is comfortable with the unknowns of the Active River project and that this will seamlessly work together. Mr. Colby said the Plan Commission's primary concern was in regard to open space planning on the frontage of the river since that was a frequent comment at the open house. If its undetermined if the Active River improvements will advance and extend the shore line, we will have to make some assumptions about the width reserved for the open space. If the Active River project does happen, the space may get larger. He said the intent was to maintain access to the riverfront by maintaining Riverside Ave. in a similar configuration to provide an access point. The transportation connection and open space access to the river front would still remain. Aldr. Bessner said in regard to the municipal center, he's not against us not being here, but he'd still like it to represent the municipality of St. Charles; meaning the historic museum or some similar organization.

Aldr. Pietryla agrees with Aldr. Bessner regarding the municipal center. As far as the master plan he suggested maybe, without spending a lot of money, soliciting ideas as far as governing the look, like the Plan Commission suggested for engaging a master planning consultant. Mr. Colby said that would involve the city retaining a consultant to put together plans based on these parameters; the alternative would be for the city to issue an RFP which would get us proposals showing a lot of that information. The benefit to doing it that way is we know that it's something market driven, versus if the city goes through the exercise, it would be more of an ideal of what we think works best for our interests, but may not get us to a constructible project. Aldr. Pietryla said he wouldn't be opposed to that. Mr. Colby said there would be a cost and time to go through that effort and he thinks that would need to be completed before the city would issue an RFP. Aldr. Bancroft said if we're going to look at this from a master plan standpoint he would only look at it as a massing effort to state what we would include in an RFP to a developer, and then let their professionals and creativity govern what the potential is. He'd be worried that we would quickly start designing what we want there; which may or may not be feasible, which we wouldn't want to pay for anyway. To him the master planning effort is not much more than what I see in the shaded areas with an idea of where we're going to go forward and let them do it.

Aldr. Turner asked if there were any plans to ask for an RFP for the police station. Ms. Tungare said once we conclude the process of updating the Comprehensive plan, we will then draft an RFP in early 2020.

Mr. Colby noted that the west side plan draft will be presented at the October 8 Plan Commission meeting, and possibly to the October 14 P&D meeting, and we anticipate the comprehensive plan amendment going to City Council before the holidays; after that we will discuss the RFP.

**5. ADDITIONAL BUSINESS - None**

**6. EXECUTIVE SESSION - None**

**7. ADDITIONAL ITEMS FROM MAYOR, COUNCIL, STAFF OR CITIZENS-None.**

**8. ADJOURNMENT - Aldr. Bessner made a motion to adjourn at 7:40pm. Seconded by Aldr. Pietryla. Approved unanimously by voice vote. Motion Carried.**